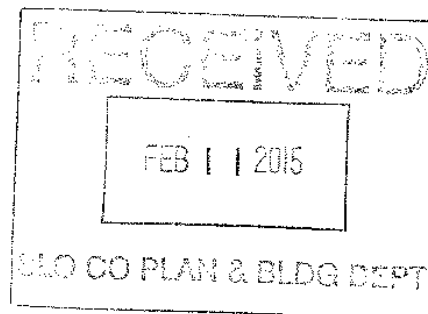




Air Pollution Control District
San Luis Obispo County



February 11, 2015

Stephanie Fuhs
SLO County Department of Planning & Building
South County Team/Development Review
County Government Center
San Luis Obispo CA 93401

SUBJECT: APCD Comments Regarding LRP2014-00016 BLACK LAKE SPECIFIC PLAN
AMENDMENT REQUEST

Dear Ms. Fuhs,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of a Proposed Specific Plan Amendment Request to amend the existing Blacklake Specific Plan. The site location is Black Lake Golf Course, on the Nipomo Mesa. The conceptual plan is as follows:

Conceptual Project Components:

- 90-100 Golf Bungalows (Single Family Residences)
- Re-Establish existing Clubhouse at existing Willow Road entry, including visitor & member amenities
- 60-80 Retirement Village duplexes
- 100-120 Hotel Suites – Visitor Serving and Neighborhood Serving Accessory Uses (Village Center)
 - Restaurant, Neighbor, Retail, and continued Banquet & Event
- Relocate existing Maintenance Facilities
- Upgrades to Golf Course & Water Conservation implementation

The following are APCD comments that are pertinent to this project.

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each.

Please address the action items contained in this letter, with special attention to items that are highlighted by bold and underlined text.

Project area impacted by particulate matter

The APCD has been investigating elevated particulate levels on the Nipomo Mesa for the past decade. Studies performed by the APCD in the area have shown the source of the

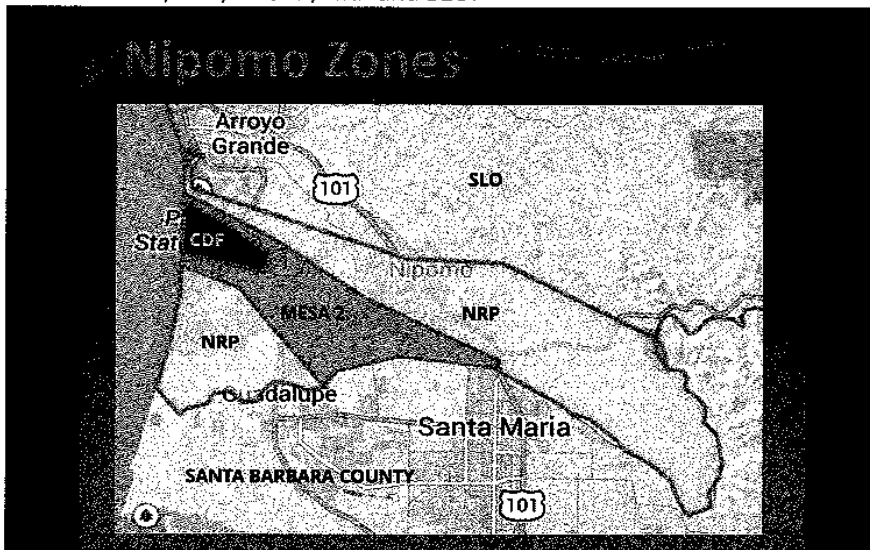
LRP2014-00016 Black Lake

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elevated particulate matter (PM) pollution to be windblown dust from the open sand areas of the Oceano Dunes State Vehicular Recreation Area (SVRA), and that emissions are increased by off road vehicle activity.

The data gathered from the studies provided a detailed and comprehensive picture of the path, concentration gradient and influence of different wind conditions on the dust plume. Most dust episodes showed a remarkable similarity in plume extent and concentration gradient, with the main variable being the severity of the event. The APCD defined four zones of dust plume influence as labeled below, CDF, MESA2, NRP and SLO:



The darker colors signify the typical location of the dust plume and the greater impacts. The CDF zone receives the most significant impacts, with roughly 60-95 exceedances of the state PM10 standard each year. MESA2 has roughly 30-60 exceedances annually. This proposed project is in the NRP zone, which has roughly 0-20 exceedances annually.

In November 2011, the APCD Board adopted Rule 1001 to mitigate the blowing dust impacts on the Mesa. Individuals can receive daily air quality forecasted conditions via email by registering on EPA's EnviroFlash website (<http://www.enviroflash.info>) and entering ZIP code 93444.

CONSTRUCTION PHASE IMPACTS - Insufficient Information

Sufficient information regarding the construction phase emissions for this project was not provided to quantify the air quality impact. **An air quality impact assessment of the construction phase needs to be completed that quantifies the impacts, and incorporates mitigation if impacts are above the APCD's thresholds** (see Table 2-1 of the 2012 CEQA Air Quality Handbook).

At a minimum, the construction phase air quality assessment needs to document the following information/assumptions that will be used in the modeling:

- Area of disturbance;
- An estimation of the number and type of construction equipment operating throughout the

- construction phase of the project;
- Identify sensitive receptors within 1000 feet of the construction boundary (see Section 2.1.1 in the CEQA Air Quality Handbook);
- If project includes cut and fill and/or hauling (on-site or off-site), then the assessment should identify the fleet mix, hauling route (minimize sensitive receptor impact) and number of trips per day;
- Time frame for the operation of construction equipment during the project, which includes:
 - Estimated construction schedule for all phases including anticipated phase overlaps;
 - An estimation of the number of daily operating hours for the equipment;
 - An estimation of equipment that would operate simultaneously on a given day;
- Total square footage of the property;
- Square footage and other relevant metrics for the buildings of each proposed land use type (e.g., number of units, hotel/motel rooms etc.);
- Square footage of each building footprint, if this area differs from the total square footage (i.e. multi-story buildings);
- Square footage and type of parking facilities;
- Square footage of open space/landscaped area; and
- Square footage of roads/driveways.

Dust Control Measures

Construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. **Projects with grading areas that are greater than 4-acres or are within 1,000 feet of any sensitive receptor shall implement the following mitigation measures to manage fugitive dust emissions such that they do not exceed the APCD's 20% opacity limit (APCD Rule 401) or prompt nuisance violations (APCD Rule 402):**

- a. Reduce the amount of the disturbed area where possible;
- b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site and from exceeding the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- c. All dirt stock pile areas should be sprayed daily and covered with tarps or other dust barriers as needed;
- d. Permanent dust control measures identified in the approved project revegetation and landscape plans should be implemented as soon as possible, following completion of any soil disturbing activities;
- e. Exposed ground areas that are planned to be reworked at dates greater than one month after initial grading should be sown with a fast germinating, non-invasive, grass seed and watered until vegetation is established;
- f. All disturbed soil areas not subject to revegetation should be stabilized using approved chemical soil binders, jute netting, or other methods approved in advance by the APCD;
- g. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless

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- seeding or soil binders are used;
- h. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site;
 - i. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top of load and top of trailer) in accordance with CVC Section 23114;
 - j. Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
 - k. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers shall use reclaimed water where feasible. Roads shall be pre-wetted prior to sweeping when feasible;
 - l. All PM₁₀ mitigation measures required should be shown on grading and building plans; and,
 - m. The contractor or builder shall designate a person or persons to monitor the fugitive dust emissions and enhance the implementation of the measures as necessary to minimize dust complaints, reduce visible emissions below the APCD's limit of 20% opacity for greater than 3 minutes in any 60 minute period. Their duties shall include holidays and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD Compliance Division prior to the start of any grading, earthwork or demolition.

Water use as mitigation during a drought

Since water use is a concern due to drought conditions, the contractor or builder shall consider the use of an APCD-approved dust suppressant(s) to reduce the amount of water used for fugitive dust control. For a list of suppressants, see Section 4.3 of the CEQA Air Quality Handbook that can be accessed at the following website:
<http://slocleanair.org/business/landuseceqa.php>.

Standard Mitigation Measures for Construction Equipment

The standard construction equipment mitigation measures for reducing nitrogen oxide (NO_x), reactive organic gases (ROG), and diesel particulate matter (DPM) emissions are listed below and in section 2.3.1 of the APCD's 2012 CEQA Handbook. **These measures are applicable to all projects where construction phase emissions exceed APCD thresholds:**

- Maintain all construction equipment in proper tune according to manufacturer's specifications;
- Fuel all off-road and portable diesel powered equipment with ARB certified motor vehicle diesel fuel (non-taxed version suitable for use off-road);
- Use diesel construction equipment meeting ARB's Tier 2 certified engines or cleaner off-road heavy-duty diesel engines, and comply with the State Off-Road Regulation;
- Use on-road heavy-duty trucks that meet the ARB's 2007 or cleaner certification standard for on-road heavy-duty diesel engines, and comply with the State On-Road Regulation;
- Construction or trucking companies that do not have engines in their fleet that meet the engine standards may be eligible for alternative compliance scenarios (discuss with APCD staff);

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- All on and off-road diesel equipment shall not idle for more than 5 minutes. Signs shall be posted in the designated queuing areas and or job sites to remind drivers and operators of the 5 minute idling limit;
- Diesel idling within 1,000 feet of sensitive receptors is not permitted;
- Staging and queuing areas shall not be located within 1,000 feet of sensitive receptors;
- Electrify equipment when feasible;
- Substitute gasoline-powered in place of diesel-powered equipment, where feasible; and,
- Use alternatively fueled construction equipment on-site where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel.

Construction Activity Management Plan

If the estimated construction emissions from the project fleet are expected to exceed either of the APCD Quarterly Tier 2 thresholds of significance (ROG+NO_x and/or PM, after the standard measures and BACT measures are factored into the estimation), then an APCD approved CAMP and off-site mitigation need to be implemented in order to reduce potential air quality impacts to a level of significance. See the APCD's 2012 CEQA Handbooks Technical Appendix 4.5 for CAMP Guidelines.

The CAMP should be submitted to the APCD for review and approval prior to the start of construction and should include, but not be limited to, the following elements:

- A Dust Control Management Plan that encompasses all, but is not limited to, dust control measures that were listed above in the "dust control measures" section;
- Tabulation of on and off-road construction equipment (age, horse-power and miles and/or hours of operation);
- Schedule construction truck trips during non-peak hours to reduce peak hour emissions;
- Limit the length of the construction work-day period, if necessary; and,
- Phase construction activities, if appropriate.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit.

The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendices, page 4-4, in the APCD's 2012 CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Internal combustion engines;
- Rock and pavement crushing;
- Unconfined abrasive blasting operations;
- Tub grinders;
- Trommel screens; and,
- Portable plants (e.g. aggregate plant, asphalt batch plant, concrete batch plant, etc).

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To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Naturally Occurring Asbestos

Naturally Occurring Asbestos (NOA) has been identified by the state Air Resources Board as a toxic air contaminant. Serpentine and ultramafic rocks are very common throughout California and may contain naturally occurring asbestos. The SLO County APCD has identified areas throughout the County where NOA may be present (see the APCD's 2012 CEQA Handbook, Technical Appendix 4.4). If the project site is located in a candidate area for Naturally Occurring Asbestos (NOA), the following requirements apply. Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations (93105), **prior to any construction activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if the area disturbed is exempt from the regulation. An exemption request must be filed with the APCD.** If the site is not exempt from the requirements of the regulation, the applicant must comply with all requirements outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. More information on NOA can be found at <http://www.slocleanair.org/business/asbestos.php>.

Demolition of Asbestos Containing Materials

Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during the demolition or remodeling of existing buildings or the disturbance, demolition, or relocation of above or below ground utility pipes/pipelines (e.g., transite pipes or insulation on pipes). **If this project will include any of these activities, then it may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include, but are not limited to: 1) written notification, within at least 10 business days of activities commencing, to the APCD, 2) asbestos survey conducted by a Certified Asbestos Consultant, and, 3) applicable removal and disposal requirements of identified ACM. Please contact the APCD Enforcement Division at (805) 781-5912 for further information.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** If you have any questions regarding these requirements, contact the APCD Enforcement Division at 781-5912.

Tree Removal

The APCD recommends planting native species to replace any plants or trees slated for removal. The APCD recommends planting native local species that have been shown to mitigate particulate emissions, such as some types of conifer trees. The APCD recommends removing the vegetation only after the new vegetation has reached maturity and has mass similar to the removed vegetation.

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Construction Phase Idling Limitations

The project is in close proximity to nearby sensitive receptors. Projects that will have diesel powered construction activity in close proximity to any sensitive receptor shall implement the following mitigation measures to ensure that public health benefits are realized by reducing toxic risk from diesel emissions:

To help reduce sensitive receptor emissions impact of diesel vehicles and equipment used to construct the project, the applicant shall implement the following idling control techniques:

California Diesel Idling Regulations

- a. ***On-road diesel vehicles*** shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 1. Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 2. Shall not operate a diesel-fueled auxiliary power system (APS) to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- b. ***Off-road diesel equipment*** shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation.
- c. Signs must be posted in the designated queuing areas and job sites to remind drivers and operators of the state's 5 minute idling limit.
- d. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesel07/fr00al.pdf.

Truck Routing

Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential dwellings and other sensitive receptors, such as schools, parks, day care centers, nursing homes, and hospitals. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk needs to be evaluated.

OPERATIONAL PHASE IMPACTS – Insufficient Information

Sufficient information regarding the operational phase emissions for this project was not provided to quantify the air quality impacts. **An air quality impact assessment of the operational phase**

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needs to be completed that quantifies the impacts and incorporates mitigation if impacts are above the APCD's thresholds in Table 3-2 of the CEQA Air Quality Handbook.

At a minimum, the operational phase air quality assessment needs to document the following information/assumptions that will be used in the modeling:

- Total square footage of the property;
- Square footage and other relevant metrics for the buildings of each proposed land use type (e.g., number of units, hotel/motel rooms, etc.);
- Square footage of each building footprint if this area differs from the total square footage (i.e. multi-story buildings);
- Square footage and type of parking facilities;
- Square footage of open space/landscaped area;
- Square footage of roads/driveways;
- Traffic study or other APCD approved traffic information (if trip rates other than CalEEMod default rates are used);
- Trip mileage differences from CalEEMod default mileage values if these defaults do not represent the project's anticipated trip distances (e.g. motels/hotels);
- If project includes hauling, identify fleet mix, hauling route (must minimize sensitive receptor impact) and number of trips per day;
- Identify sensitive receptors within 1000 feet of property boundary (see Section 2.1.1 in the CEQA Air Quality Handbook); and
- Identify operational activity that will release toxic air contaminant (e.g., diesel back-up generator, loading dock, gasoline station).

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Gary Arcemont
Air Quality Specialist

GJA/arr

cc: Tim Fuhs, Enforcement Division, APCD

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FH

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 1/28/2015

TO: _____

PW

FROM: Stephanie Fuhs (805-781-5721 or sfuhs@co.slo.ca.us)
South County Team / Development Review

JAN 29 2015

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

PROJECT DESCRIPTION: LRP2014-00016 BLACKLAKE GOLF COURSE - Proposed amendment to Blacklake Specific Plan, see supplemental project statement for details. Site location is Blacklake Golf Course. APNs: 091-411-006, 091-411-019, 091-411-026, 091-441-026, and 091-442-026.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

2-20-15
Date

Frank Honeycutt
Name

x-1596
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805)781-5600

EMAIL: planning@co.slo.ca.us • FAX: (805) 781-1242 • WEBSITE: <http://www.sloplanning.org>



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

MEMORANDUM

Date: February 20, 2015
To: Stephanie Fuhs, Project Planner
From: Frank Honeycutt, Development Services
Subject: **Public Works Comments on LRP2014-00016, Blacklake Golf Course Specific Plan Amendment, APN 091-411-006, 091-411-019, 091-411-026, 091-441-026, and 091-442-028**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

Public Works Comments:

- A. Please provide a traffic engineering study that evaluates traffic impacts to the nearby roads. At a minimum the study out to address the following:
 - a. Demand and delay at the Villa Concha Road, Blacklake Canyon Road, Misty Glenn Lane and Pomeroy Road intersections with Willow Road.
 - b. Evaluate the need or the timing for the need to signalize the above intersections.
 - c. New connections to Willow Road are discouraged. Therefore, evaluate alternative connection points to Willow Road other than the proposed Blacklake Lodge Road.
 - d. Evaluate
- B. Applicant should be advised that new development will be subject to the South County Road Improvement Fee Area 2.
- C. Applicant should be advised that the traffic study modeling for the South County Road Improvement Fee is currently undergoing an update. As this proposal is not (yet) included in the General Plan, this proposal will not be evaluated. However, the modeling information can be made available to the applicant as it is completed; anticipated summer 2015. Revising the model to accommodate this proposal has the potential increase but more likely lower the fee.
- D. Stormwater runoff quality and the handling of drainage have not been addressed in the information provided. The conceptual use of drainage retention and Low Impact Development (LID) in the proposal should be included at the specific plan level. A more detailed Stormwater Control Plan will be required with a future tract map application.
- E. Public Works will defer to Nipomo CSD on most matters regarding water supply and wastewater treatment. However, it is expected that the applicant will fully demonstrate to the County that the groundwater resources in the Blacklake area will not be adversely affected.

V:\DEVserv Referrals\Land Divisions\Tract Maps\Blacklake GC Ammend LRP2014-00016.doc



CAL FIRE
San Luis Obispo
County Fire Department

635 N. Santa Rosa • San Luis Obispo, CA 93405
Phone: 805-543-4244 • Fax: 805-543-4248
www.calfireslo.org

Robert Lewin, Fire Chief

February 21, 2015

County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA. 93408

Subject: LRP 2014-00016 Blacklake Golf Course
Proposed amendment to Blacklake specific plan. Site location is Blacklake Golf Course.
APN's 091-411-006, 091-411-019, 091-411-026, 091-442-028

Stephanie Fuhs,

Construction requirements

The project is located within a HIGH fire hazard severity zone with a minimum 5 minute response time from the nearest County Fire Station. The project and applicant shall comply with the approved CUP, 2013 California Fire Code (CFC), the 2013 California Building Code (CBC), the Public Resources Code (PRC), California Code of Regulations (CCR), Code of Federal Regulations (CFR), current edition of applicable NFPA requirements, Title 16 of the San Luis Obispo County Ordinance, and any other applicable fire laws.

Concerns

The Nipomo Mesa has a well-established commercial business area, and thousands of homes are now in the initial response area of the Mesa Fire Station 22. Fire and life safety services are provided by the existing two person engine company to the thousands of residents, businesses, industrial facilities and visitors to the Nipomo Mesa.

Specialized, rapid and adequately staffed response is crucial to keep incidents small and minimize the impact on fire and life safety. National Fire Protection Association (NFPA) has set the standard for a fire engine to be on scene within 4 minutes after receiving a call for assistance; arriving at scene within 4 minutes helps reduce loss of life, property and adverse impact to the environment.

Similar to other projects in Nipomo, this project will continue to add call volume at a station that is currently handling a high volume of calls, and simultaneous requests for emergency service. Previous, current, and future projects, particularly those that are known to generate significant additional needs for emergency response, have a strong potential to add a cumulative impact on emergency services staffing and public services within the community.

Public assemblage and events

Special events must first complete all requirements pursuant to San Luis Obispo County Land Use ordinance and building permit requirements prior to Fire Department review.

Prior to Fire Department Review, proposed event area must first complete all requirements pursuant to Title 22, the San Luis Obispo County Land Use Ordinance. This includes receiving any necessary land use permit approval and issuance of construction and Conditional Use Permit requirements.

A fire safety review is required to ensure public safety in a place of assembly, or any other place where people congregate, including but not limited to; amusement buildings, carnivals and fairs, exhibits and trade shows, open burning, flames and torches, candles, places of assembly, temporary membranes structures and tents, pyrotechnics and special effects, live audiences and any event with public attendance over 250.

A written plan must be submitted to the fire code official 30 days prior to the event. Written submittal requirements will be in accordance with Section 404 Fire Safety and evacuation plans. A field inspection verifying compliance of fire and life safety conditions must be conducted prior to public occupancy of the event. If modifications or additions to the event areas are made, an updated permit & inspection must be completed.

When the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants, and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety. Submittal requirements can be found on line at www.calfireslo.org

Fire safety and evacuation plans:

Applicant shall provide a written Fire Safety plan whose contents shall be in accordance with sections California Fire Code Chapter 4 Emergency Planning and Preparedness. Employee training, record keeping, hazard communication and drills will also comply with this chapter. The written plan will include at a minimum the detail outlined in sections 404.3.1 (Evacuations Plans) and 404.3.2 (Fire Safety Plans).

Water supply connection:

A will serve letter from the local water purveyor must be submitted to CAL FIRE prior to final of this project. The expanded scope of Fire water storage, location and distribution of hydrants must be designed by a Fire Protection Engineer.

Fire protection systems:

All habitable structures shall be required to provide an automatic fire sprinkler system in accordance with NFPA 13. Commercial structures shall require the review of a Fire Protection Engineer and shall require 24/7 monitoring of alarm systems.

Defensible space and construction type:

A Vegetation Management Plan (VMP) in accordance with Public Resources Code 4291 shall be required for the phased residential and commercial development of the Blacklake Golf Course. The VMP requires 100 feet of "Defensible Space" from all structures to be free of flammable vegetation. This does not mean all vegetation must be removed but that the vegetation shall not provide a means of readily transmitting fire. All landscaping should be of fire resistive plants, preferably natives.

The construction type of all structures shall be designed in accordance with California Building Code Chapter 7A Ignition resistance requirements.

Commercial access road(s):

- A commercial access road must be 24 feet wide.
- Parking is only allowed where an additional 8 feet of width is added for each side of the road that has parking.

- “No Parking - Fire Lane” signs will be required.
- Fire lanes shall be provided as set forth in the California Fire Code Section 503.
- Fire access shall be provided within 150 feet of the outside building perimeter.
- Must be an all weather non-skid paved surface.
- All roads must be able to support Fire Apparatus.
- Vertical clearance of 13’6” is required.
- **Traffic calming devices (speed humps/bumps) are prohibited and shall not be allowed without fire code official approval.**
- **Security Gates and emergency egress road bollards are subject to all Code requirements and must be approved by fire code official.**

Emergency access:

All commercial buildings and gates shall install a Knox key box and a Knox gate switch for fire department emergency access – CFC Section 506.1. The box and switch shall be installed prior to final inspection of the building. An order form is available from the Prevention Bureau, call for more information at (805) 543-4244.

Secondary egress

In accordance with CFC Section 503.1.2, County Fire is requiring the applicant to provide an additional (secondary) access point.

Pedestrian/equestrian walkways

Pedestrian hiking paths and gates must provide strategically located emergency vehicle access. (Removable bollards and Knox switches to restrict routine vehicle traffic is acceptable) Additionally, hiking paths must post mile markers; post the names of trail intersections, parking areas, picnic and rest areas, to ensure timely location and access of requests for emergency assistance. Secondary egress

Gates:

- Must be setback a minimum of 30 feet from the SLO County maintained road
- Must automatically open with no special knowledge.
- Must have a KNOX key box or switch for fire department access. Call the Prevention Bureau for an order form at (805) 543-4244.
- Gate shall have an approved means of emergency operation at all times. CFC 503.6
- Gate must be 2 feet wider than the road on each side.
- Gates must have a turnaround located at each gate.

Addressing:

Address numbers must be legible from the roadway on all buildings. They shall be of a contrasting background and a minimum of 6” residential and 8 inches commercial high with a 1/2” stroke for commercial projects. All occupancies shall have a distinct address. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. All addressing and placement of street or road signs shall be done in accordance with CFC Section(s) 505.1 and 505.2.

Please call me with questions.
Sincerely,

Laurie Donnelly
Battalion Chief/Fire Marshal
Laurie.Donnelly@fire.ca.gov
805-593-3422

Cc: Blacklake Golf Resort LLC, Kirk Consulting



COALITION PARTNERS:

Arroyo Grande Community Hospital
Boys and Girls Club – South County
Cal Poly University
Art and Design Department
Center for Sustainability
Food Science & Nutrition Department
Kinesiology Department
Landscape Architecture Department
STRIDE
CenCal Health
Central Coast Ag Network
City of San Luis Obispo
Parks and Recreation Department
Community Action Partnership of
SLO County, Inc.
Dairy Council of California
Diringer Associates
Equilibrium Fitness
First 5 Commission of SLO
French Hospital Medical Center
Juiciful Creative Consulting
Kennedy Club Fitness
Lillian Larsen Elementary School
Living the Run
Lucia Mar Unified School District
Network for a Healthy California –
Gold Coast Region
North County Farmers Market Assoc.
Oceano Community Center
Paso Robles Library & Recreation Services
Rideshare – Safe Routes to School
San Luis Sports Therapy
San Miguel Joint Unified School District
San Miguel Resource Connection
SLO Bicycle Coalition
SLO Council of Governments
SLO County Board of Supervisors
SLO County Health Commission
SLO County Office of Education
SLO County Parks
SLO County Planning and Building
SLO County Public Health
SLO Food Bank Coalition
The Community Foundation SLO County
UC Cooperative Extension
YMCA of SLO County

February 23, 2015

TO: Stephanie Fuhs, San Luis Obispo County Planning
FROM: HEAL-SLO - Healthy Communities Work Group
RE: LRP2014-00016 Blacklake Golf Course

The Healthy Communities Work Group has reviewed the proposed amendment to the Blacklake Specific Plan.

We are supportive of this proposal because it is an example of infill development, a constructive and comprehensive land use and planning strategy with public health benefits (see ChangeLab Solutions' guide to healthy infill development, Building In Healthy Infill). Infill development has the potential to:

- Reduce the amount and distance that people travel in their cars and can help with the development of complete streets
- Projects that promote active transportation and public transit use can help improve regional air quality

However, it is difficult to tell from the project description if the additional amenities (hotel, restaurant, stores etc) will have maximum connectivity to the rest of the community. We encourage the developers to connect new development with existing sidewalks and to encourage walking trips over vehicle miles traveled (VMT). As there is no public transportation on the Mesa, walking trips also have the potential to create a sense of community for residents.

Thank you for the opportunity to review this project.

cc: San Luis Obispo County Health Commission

HEAL-SLO is the SLO County obesity prevention coalition and its mission is to increase healthy eating and regular physical activity among County residents through policy, behavioral and environmental changes. In carrying out that mission, a subcommittee called the Healthy Communities Work Group provides responses to Planning staff from a healthy community's perspective on proposed land development projects, ordinance and general plan amendments, and special projects.

NIPOMO COMMUNITY

BOARD MEMBERS

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JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



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MICHAEL W. SEITZ, GENERAL COUNSEL

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

October 22, 2014

Blacklake LLC
c/o Jamie Kirk
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
APN 091-411-026, BLACK LAKE CANYON DRIVE, NIPOMO
67 NEW SINGLE FAMILY RESIDENTIAL UNITS, ONE (1) NEW CLUBHOUSE,
11 NEW TIME SHARE UNITS AND 52 NEW RETIREMENT UNITS**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 091-411-026, in Nipomo, an existing 131.77 acre lot that will be developed and subdivided into 120 parcels (the "Project"), is granted with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the District issuing a Will Serve Letter:

GENERAL CONDITIONS

- Each new single family parcel and retirement village parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcel. Irrigation meter capacity charges are applicable.
- The clubhouse and time share parcel shall be served by a single appropriately sized meter and backflow assembly for indoor use. Domestic meter capacity charges will be applicable.
- A separate one (1) inch irrigation meter shall be provided for the clubhouse and time share parcel. Irrigation meter capacity charges will be applicable.

Intent-To-Serve Letter
APN 091-411-026

Page 2 of 4

October 22, 2014

- A single separate appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County shall be provided for the clubhouse and time share parcel. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.
- This letter is void if land use is other than residential use as defined by the District for single family and retirement village parcels and commercial use for clubhouse and time share parcel.
- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 119 @ 1 inch domestic water meters, 1 @ 2 inch domestic water meter, 2 @ 1 inch irrigation water meters and 1 @ 4 inch fire service, the estimated water capacity fee deposit for the project is \$2,512,380 based on the current District fee schedule.
- Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
- Fund District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure to identify improvements required to serve the project.
- Develop infrastructure phasing plan for new water distribution system and wastewater collection system improvements, subject to District approval, and construct necessary infrastructure prior to initiation of water and sewer service to the project.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will-Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.

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Intent-To-Serve Letter
APN 091-411-026

Page 3 of 4

October 22, 2014

- Sewer connection fees for the project will be developed by the District as part of the evaluation of the impact of the project.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:
 - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication
 - Engineer's Certification
 - Summary of all water and sewer improvement costs
 - Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters.
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

AUTOMATIC TERMINATION

- Intent-to-Serve letters shall automatically terminate on the first to occur:
 - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
 - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

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Intent-To-Serve Letter
APN 091-411-026

Page 4 of 4

October 22, 2014

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT

Michael S. LeBrun

Michael S. LeBrun, P.E.
General Manager

I, ROBIN L. ROSSI, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 091-411-026 and by my signature below, agree to the conditions contained herein.

Date: 11/21/2014

Owner

BLACKLAKE GOLF RESORT LLC

Print Name (Owner) ROBIN L. ROSSI, TRUSTEE
SOLE MEMBER

NIPOMO COMMUNITY

BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT
JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



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STAFF

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MICHAEL W. SEITZ, GENERAL COUNSEL

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(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

October 22, 2014

Blacklake LLC
c/o Jamie Kirk
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
APN 091-441-026, AUGUSTA DRIVE, NIPOMO
13 NEW SINGLE FAMILY RESIDENTIAL UNITS**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 091-441-026, in Nipomo, an existing 6.57 acre lot that will be subdivided into 13 parcels (the "Project"), is granted with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the District issuing a Will Serve Letter:

GENERAL CONDITIONS

- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcels. Irrigation meter capacity charges are applicable.
- This letter is void if land use is other than residential use as defined by the District.
- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.

Intent-To-Serve Letter
APN 091-441-026

Page 2 of 4

October 22, 2014

- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 13 @ 1 inch domestic water meters, the estimated water capacity fee deposit for the project is \$255,944 based on the current District fee schedule.
- Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
- Fund District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure to identify improvements required to serve the project.
- Develop infrastructure phasing plan for new water distribution system and wastewater collection system improvements, subject to District approval, and construct necessary infrastructure prior to initiation of water and sewer service to the project.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will-Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Sewer connection fees for the project will be developed by the District as part of the evaluation of the impact of the project.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:
 - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication

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Intent-To-Serve Letter
APN 091-441-026

Page 3 of 4

October 22, 2014

- Engineer's Certification
- Summary of all water and sewer improvement costs
- Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters.
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

AUTOMATIC TERMINATION

- Intent-to-Serve letters shall automatically terminate on the first to occur:
 - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
 - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.
General Manager

Intent-To-Serve Letter
APN 091-441-026

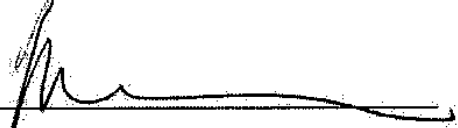
Page 4 of 4

October 22, 2014

I, ROBIN L. ROSSI, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 091-441-026 and by my signature below, agree to the conditions contained herein.

Date: 11/21/2014

Owner



BLACKLAKE GOLF RESORT LLC

Print Name (Owner) ROBIN L. ROSSI, TRUSTEE
SOLE MEMBER

NIPOMO COMMUNITY

BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT
JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



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LISA BOGNUDA, FINANCE DIRECTOR
PETER SEVCIK, P.E., DIRECTOR OF ENG. & OPS.
MICHAEL W. SEITZ, GENERAL COUNSEL

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(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

October 22, 2014

Blacklake LLC
c/o Jamie Kirk
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
APN 091-411-006, GOLF COURSE LANE, NIPOMO
119 NEW HOTEL SUITES**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 091-411-006, in Nipomo, an existing 4.48 acre lot what will be developed and subdivided into two parcels (the "Project"), is granted with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the District Issuing a Will Serve Letter:

GENERAL CONDITIONS

- Each parcel shall be served by a single appropriately sized meter and backflow assembly for indoor use. Domestic meter capacity charges will be applicable.
- A separate one (1) inch irrigation meter shall be provided for each parcel. Irrigation meter capacity charges will be applicable.
- A single separate appropriately sized fire service and backflow assembly as required by CAL FIRE of SLO County shall be provided for each parcel. CAL FIRE of SLO County must approve the development plans prior to District approval. Fire service capacity charges will be applicable.
- This letter is void if land use is other than commercial use as defined by the District.
- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.

Intent-To-Serve Letter
APN 091-411-006

Page 2 of 4

October 22, 2014

- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.
- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 1 @ 3 inch domestic water meter upgraded from an existing 2 inch water meter and 2 @ 6 inch fire services, the estimated water capacity fee deposit for the project is \$227,014 based on the current District fee schedule.
- Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
- Fund District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure to identify improvements required to serve the project.
- Develop infrastructure phasing plan for new water distribution system and wastewater collection system improvements, subject to District approval, and construct necessary infrastructure prior to initiation of water and sewer service to the project.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will-Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Sewer connection fees for the project will be developed by the District as part of the evaluation of the impact of the project.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:

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Intent-To-Serve Letter
APN 091-411-006

Page 3 of 4

October 22, 2014

- Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
- Offer of Dedication
- Engineer's Certification
- Summary of all water and sewer improvement costs
- Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters.
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.

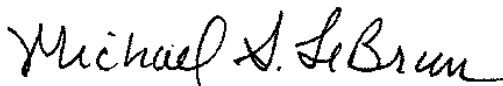
AUTOMATIC TERMINATION

- Intent-to-Serve letters shall automatically terminate on the first to occur:
 - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
 - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.
General Manager

Intent-To-Serve Letter
APN 091-411-006

Page 4 of 4

October 22, 2014

I, ROB ROSSI, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 091-411-006 and by my signature below, agree to the conditions contained herein.

Date: 11/21/2014

Owner

BLACKLAKE GOLF RESORT LLC

Print Name (Owner) ROBIN L. ROSSI, TRUSTEE

SOLE MEMBER

NIPOMO COMMUNITY

BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT
JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



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SERVICES DISTRICT

STAFF

MICHAEL S. LEBRUN, GENERAL MANAGER
LISA BOGNUMA, FINANCE DIRECTOR
PETER SEVOIK, P.E., DIRECTOR OF ENG. & OPS.
MICHAEL W. SEITZ, GENERAL COUNSEL

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

October 22, 2014

Blacklake LLC
c/o Jamie Kirk
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
APN 091-442-028, LINKS DRIVE, NIPOMO
6 NEW SINGLE FAMILY RESIDENTIAL UNITS**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 091-442-028, in Nipomo, an existing 1.52 acre lot that will be subdivided into 6 parcels (the "Project"), is granted with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the District issuing a Will Serve Letter:

GENERAL CONDITIONS

- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcels. Irrigation meter capacity charges are applicable.
- This letter is void if land use is other than residential use as defined by the District.
- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.

Intent-To-Serve Letter
APN 091-442-028

Page 2 of 4

October 22, 2014

- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 6 @ 1 inch domestic water meters, the estimated water capacity fee deposit for the project is \$118,128 based on the current District fee schedule.
- Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
- Fund District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure to identify improvements required to serve the project.
- Develop infrastructure phasing plan for new water distribution system and wastewater collection system improvements, subject to District approval, and construct necessary infrastructure prior to initiation of water and sewer service to the project.
- Submit improvement plans in accordance with the District Standards and Specifications for review and approval. Applicant shall provide plans consistent with current District Standards and based on the proposed lot configuration.
- Any easements required for water and sewer improvements that will be dedicated to the District shall be offered to the District prior to final improvement plan approval.
- Any easements required for private water and sewer laterals shall be recorded prior to final improvement plan approval and shall be subject to District approval.
- All water and sewer improvements to be dedicated to the District shall be bonded for or otherwise secured in the District's name prior to issuance of Will-Serve letter.
- A Will-Serve letter for the Project will be issued after improvement plans are approved and signed by the District.
- Sewer connection fees for the project will be developed by the District as part of the evaluation of the impact of the project.
- Applicant shall make a non-refundable deposit ("Deposit") at the time the District issues a Will Serve Letter in an amount equal to the then calculated Fees for Connection.
- Fees for Connection shall be calculated and owing as of the date the District sets the water meter(s) to serve the affected property from which the amount of the Deposit shall be deducted.

CONDITIONS TO SETTING WATER METERS

- Construct the improvements required and submit the following:
 - Reproducible "As Builts" - A mylar copy and digital format disk (AutoCAD) which includes engineer, developer, tract number and water and sewer improvements
 - Offer of Dedication

T:\LAND DEVELOPMENT\SERVICE LETTERS\Intent-to-Serve\APN\APN 091-442-028 Blacklake Development (6 Single Family Units).docx

Intent-To-Serve Letter
APN 091-442-028

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October 22, 2014

- Engineer's Certification
- Summary of all water and sewer improvement costs.
- Copy of recorded Covenants, Conditions, and Restrictions (CC&R's), acceptable to the District, that include provisions for maintenance of common areas and formation of property owners' association that is responsible for payment of all costs related to common parcel irrigation meters.
- Solid waste collection services are mandatory. Applicant shall provide proof that the Project is provided with solid waste removal services in accordance with District regulations.
- The District will set water meter(s) upon proof of a building permit from the County of San Luis Obispo, the District's acceptance of improvements to be dedicated to the District, if applicable, and the final payment of all charges and fees owed to the District.


AUTOMATIC TERMINATION

- Intent-to-Serve letters shall automatically terminate on the first to occur:
 - Failure of the Applicant to provide District with written verification that County application for the Project has been deemed complete within two hundred forty (240) calendar days of the date the Intent-to-Serve Letter is issued; or
 - Three (3) years, from date of issuance. However, Applicant shall be entitled to a one-year extension upon the following conditions:
 - Applicant makes written application for the extension prior to the expiration of the Intent-to-Serve Letter.
 - Applicant provides proof of reasonable due diligence in processing the Project.
 - Applicant agrees to revisions of the conditions contained in the Intent-to-Serve letter consistent with then existing District policies.
- This Intent-to-Serve letter shall be subject to the current and future rules, agreements, regulations, fees, resolutions and ordinances of the District.
- This Intent-to-Serve letter may be revoked, or amended, as a result of conditions imposed upon the District by a court or availability of resources, or by a change in ordinance, resolution, rules, fees or regulations adopted by the Board of Directors.
- The District reserves the right to revoke this "Intent-to-Serve letter at any time.
- The Applicant shall provide a signed copy of the Intent-to-Serve letter within thirty (30) days of issuance.

If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.
General Manager

Intent-To-Serve Letter
APN 091-442-028

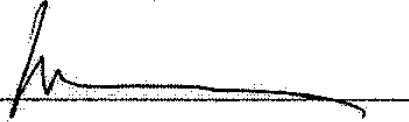
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October 22, 2014

I, ROBIN L. ROSSI, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 091-442-028 and by my signature below, agree to the conditions contained herein.

Date: 11/21/2014

Owner



BLACKLAKE GOLF RESORT LLC

Print Name (Owner) ROBIN L. ROSSI, TRUSTEE
SOLE MEMBER

NIPOMO COMMUNITY

BOARD MEMBERS

CRAIG ARMSTRONG, PRESIDENT
JAMES HARRISON, VICE PRESIDENT
LARRY VIERHEILIG, DIRECTOR
DAN GADDIS, DIRECTOR
BOB BLAIR, DIRECTOR



Serving the Community Since 1965

SERVICES DISTRICT

STAFF

MICHAEL S. LEBRUN, GENERAL MANAGER
LISA BOGNUDA, FINANCE DIRECTOR
PETER SEVCIK, P.E., DIRECTOR OF ENG. & OPS.
MICHAEL W. SEITZ, GENERAL COUNSEL

148 SOUTH WILSON STREET POST OFFICE BOX 326 NIPOMO, CA 93444 - 0326
(805) 929-1133 FAX (805) 929-1932 Website address: ncsd.ca.gov

October 22, 2014

Blacklake LLC
c/o Jamie Kirk
Kirk Consulting
8830 Morro Road
Atascadero, CA 93422

This is not a Will Serve letter

**SUBJECT: INTENT-TO-SERVE WATER, SEWER AND SOLID WASTE SERVICE
APN 091-411-019, BLACK LAKE CANYON DRIVE, NIPOMO
7 NEW SINGLE FAMILY RESIDENTIAL UNITS**

An Intent-to-Serve letter for District services including water, sewer and solid waste for APN 091-411-019, in Nipomo, an existing 29.98 acre parcel that will be subdivided into 7 parcels (the "Project"), is granted with conditions.

This Intent-to Serve-letter is limited to the Project as described above.

This Intent-to-Serve Letter shall be effective upon Owner's signature below. The Applicant must return a signed copy of the Intent-to-Serve Letter within thirty (30) days of issuance.

The following conditions must be satisfied prior to the District issuing a Will Serve Letter:

GENERAL CONDITIONS

- Each new parcel shall be served by a single one (1) inch meter and backflow assembly for indoor use and fire sprinkler service, if approved by CAL FIRE of SLO County.
- A separate one (1) irrigation meter shall be provided for any new common lot parcels. Irrigation meter capacity charges are applicable.
- This letter is void if land use is other than residential use as defined by the District.
- Project shall obtain solid waste, sewer and water service for all parcels.
- CAL FIRE of SLO County must approve the development plans prior to District approval. Fire capacity charges are applicable if dedicated fire service laterals are required.
- Record a restriction, subject to District approval, on all parcels prohibiting the use of well(s) to provide domestic water service to any parcel within the Project.

Intent-To-Serve Letter
APN 091-411-019

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October 22, 2014

- Record a restriction, subject to District approval, on all parcels prohibiting use of self-regenerating water softeners.
- Comply with District water conservation program.
- Pay all appropriate District fees associated with this development. Water capacity fees will be based on the domestic meter size and irrigation meter size requested for the final County approved project as well as CAL FIRE's fire service requirements. Assuming 7 @ 1 inch domestic water meters, the estimated water capacity fee deposit for the project is \$137,816 based on the current District fee schedule.
- Sewer connection charges for the project will need to be developed based on the impact of the project on the District's Blacklake wastewater collection system and Blacklake Wastewater Treatment and Reclamation Facility as identified by the District's evaluation of the existing sewer infrastructure.
- Applicant shall provide the District with a copy of County application approval and County project conditions of approval.
- Enter into a Plan Check and Inspection Agreement and provide a deposit to cover all District costs of processing development application.
- Provide all development related information required for District evaluation of impact of proposed project on existing District water distribution, wastewater collection and wastewater treatment infrastructure.
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Intent-To-Serve Letter
APN 091-411-019

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October 22, 2014

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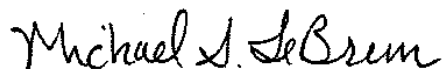
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If you have any questions, please call.

Very truly yours,

NIPOMO COMMUNITY SERVICES DISTRICT



Michael S. LeBrun, P.E.
General Manager

Intent-To-Serve Letter
APN 091-411-019

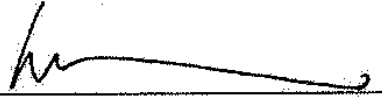
Page 4 of 4

October 22, 2014

I, ROBIN L. ROSSI, have read the foregoing Intent-to-Serve Letter for water, sewer and solid waste service for APN 091-411-019 and by my signature below, agree to the conditions contained herein.

Date: 11/21/2014

Owner



BLACK LAKE GOLF RESORT LLC

Print Name (Owner) ROBIN L. ROSSI, TRUSTEE
SOLE MEMBER